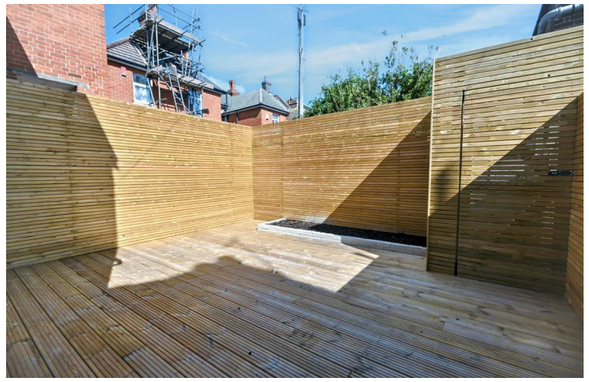
Freehold

1 Halton Road,
Eastbourne, BN22 7HL

£450,000



4 Bedroom 2 Reception 1 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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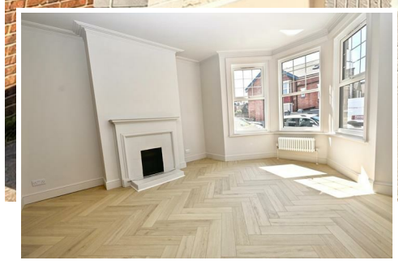

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A beautifully presented 4 bedroom end of terrace house enviably situated in Redoubt directly off Eastbourne's seafront. Having undergone total significant refurbishment, the house provides spacious & versatile accommodation arranged over 4 floors. Finished to a high level, the hall floor comprises of 2 reception rooms and a luxury fitted kitchen with integrated appliances, including a coffee machine. The lower ground floor provides 2 multi purpose rooms, one a spacious utility room & a 4th bedroom / home office/study. The 1st & 2nd floors comprise of 3 double bedrooms, the master having a freestanding bath, a further luxury bath & shower room/WC and separate cloakroom. The easy maintenance rear garden is laid to decking & timber. Local shops are within easy walking distance & Eastbourne's town centre is also nearby. Being sold CHAIN FREE, an internal inspection is considered essential to appreciate the accommodation on offer.

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Main Features

- Impressive & Beautifully Presented 4 Bedroom End Of Terrace House
- Significantly Refurbished Throughout To A High Standard
- 3 Double Bedrooms, With Master Bedroom Featuring Freestanding Bath
- Spacious Hall Floor With 2 Well Proportioned Reception Rooms
- Fitted Kitchen With Integrated Appliances & Coffee Machine
- Luxury Bath & Shower Room/WC Plus Separate Cloakroom
- Lower Ground Floor With 2 Flexible Multi Purpose Rooms/Utility Room
- Easy Maintenance Rear Garden Laid To Decking
- Prime Redoubt Location, Just Moments From Eastbourne's Seafront
- Offered For Sale Chain Free

Entrance
Coil matting. Door to -

Split Level Hallway
Split level with wood effect flooring. Period style radiator.

Bay Windowed Lounge
15'5 x 14'3 (4.70m x 4.34m)
Period style radiator. Feature fireplace with tiled surround and hearth. Wood effect flooring. Corniced ceiling. Double glazed bay window to front aspect. Archway to -

Dining Room
12'2 x 11'11 (3.71m x 3.63m)
Period style radiator. Wood effect flooring. Double glazed window to rear aspect.

Stairs Down To -

Fitted Kitchen
11'9 x 11'7 (3.58m x 3.53m)
Wonderful extensive range of fitted wall and base units. Worktop with inset one & half bowl single drainer sink unit and mixer tap. Built-in electric hob with eye level double oven. Integrated coffee machine. Integrated fridge/freezer and dishwasher. Cupboard housing gas boiler. Wood effect flooring. Part tiled walls. Inset spotlights. Period style radiator. Double glazed window. Double glazed window to rear.

Stairs Down To Lower Ground Floor -

Lower Ground Floor Hallway
Wood effect flooring. Doors to -

Bedroom 4/Family Room
15'5 x 10'9 (4.70m x 3.28m)
A highly versatile room that could be used for a host of purposes. Radiator. Fitted cupboard. Double glazed window.

Utility Room
11'3 x 8'0 (3.43m x 2.44m)
Spacious room with fitted range of wall & base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Wood effect flooring. Inset spotlights. Built-in cupboard. Double glazed door to garden.

Stairs from Ground to First Floor Landing:
Split level. Stairs to second floor.

Luxury Bath & Shower Room/WC
Luxury refurbished suite comprising freestanding bath with chrome mixer tap. Large walk-in shower cubicle with rainfall shower head. Low level WC with concealed cistern. Vanity unit with ceramic wash hand basin with mixer tap and cupboard below. Tiled floor. Period style radiator. Frosted double glazed window.

Cloakroom
Low level WC with concealed cistern. Vanity unit with ceramic wash hand basin with mixer tap and cupboard below. Part tiled walls. Tiled floor. Frosted double glazed window.

Bedroom 2
12'2 x 11'1 (3.71m x 3.38m)
Period style radiator. Double glazed window to rear.

Bay Windowed Bedroom 1
17'2 x 15'4 (5.23m x 4.67m)
Period style radiator. Feature fireplace. Fitted wardrobe. Fitted recessed storage area. Freestanding bath with mixer tap. Herringbone style flooring. Double glazed bay window with boxed window seat providing partial sea views.

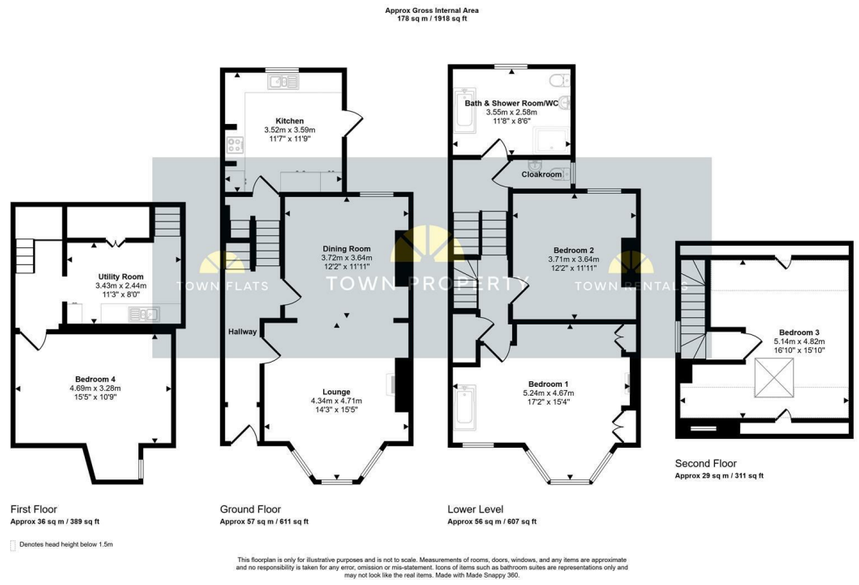
Stairs from First to Second Floor Landing:

Bedroom 3
16'10 x 15'10 (5.13m x 4.83m)
Radiator. Inset spotlights. Eaves storage cupboards and an additional fitted cupboard. 2 Velux windows providing excellent natural light.

Outside
To the front is a small enclosed garden and the rear garden has been landscaped and is laid to decking with enclosed timber fencing. There is gated access to the rear.

EPC = D

COUNCIL TAX BAND = C



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